



## City Council Agenda Item Staff Report

CITY OF SAN BRUNO

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DATE: October 9, 2012

TO: Honorable Mayor and Members of the City Council

FROM: Harry Burrowes, Project Manager – Crestmoor Reconstruction Project

SUBJECT: Adopt Resolution Authorizing the City Manager to Execute a Contract with Acumen Industrial Hygiene, Inc. in an Amount Not to Exceed \$48,700 for Air Quality and Soils Dust Testing Services for the Crestmoor Neighborhood Reconstruction Project

### **BACKGROUND:**

The ongoing reconstruction work in the Crestmoor Neighborhood involves both the re-building of damaged and destroyed homes as well as the replacement of infrastructure such as sewer lines, waterlines, storm drainage and street reconstruction. This work is accompanied by the normal construction related activities and nuisances including noise, construction traffic, and dust. Although the City has implemented and continues to enforce measures to minimize these issues, a certain amount of nuisance is unfortunately inherent with the nature of the construction.

There have been numerous recent inquiries into the composition of the dust associated with the construction activities in the neighborhood. Specifically, residents have experienced dust on their vehicles, increased dust on and within their homes, and some noted respiratory concerns associated with the dust. In the aftermath of the September 2010 fire, the San Mateo County Environmental Health Department conducted demolition and debris removal operations to clear the remnants of burned homes and clean the vacant lots to remove any potentially toxic soil, ash, or other debris. Regardless of this cleanup effort and subsequent “clean bill of health” from San Mateo County and other agencies, residents are still concerned that some of the dust resulting from the construction activity on the lots may contain toxic or hazardous materials.

To alleviate these concerns and determine if any residual toxic materials are present, staff is proposing to perform air quality and soils dust testing of multiple sites in the Crestmoor neighborhood. Testing will assess the potential that any residual toxic or hazardous materials remain at harmful levels either in the soils or within the airborne dust.

### **DISCUSSION:**

Immediately after the PG&E gas pipeline explosion and fire in the Crestmoor neighborhood, the City of San Bruno, San Mateo County and the State of California declared a state of emergency. Under their authority, the County of San Mateo, Environmental Health Department entered into an agreement with the California Department of Recycling and

Recovery (CalRecycle) to ensure the removal of all fire and structural debris as well as provide soil and air sample monitoring for each home site to ascertain the presence of any potentially hazardous materials. Of particular interest, based upon occurrence of contaminants in other large-scale residential fire events, was the potential presence of asbestos and heavy metals including arsenic, barium, beryllium, copper, chromium, cadmium, lead and zinc.

Prior to the removal of debris from the site, surveys were performed for obvious household waste, and other potential hazards (e.g., paint cans, propane tanks, ammunition etc.) Additionally, asbestos surveys of the debris were performed. Upon removal of all fire debris, each home site was tested again for potential contaminants and hazardous materials and a final report documenting the results of these tests for each lot was prepared.

CalRecycle contracted with the firm Arcadis to perform the pre-removal and post-removal hazardous material surveys, testing, and final reports. The post-removal analysis included testing of three samples from each lot. Sampling and testing were performed and reports prepared for each of the 38 homes that were destroyed in the fire.

Site cleanup goals were established to assess whether the removal efforts were complete and successful. The cleanup goals are based upon concentrations of chemicals and metals in soil that the California Environmental Protection Agency (Cal/EPA) considers to be below the thresholds of concern for risks to human health. Attachment No. 1 shows the cleanup goals for metals in the soil established for the Glenview fire. Arcadis determined that for all of the lots in the fire area, the test results were well below the cleanup goals. The removal effort was considered completed and the sites deemed safe for home reconstruction and habitation.

Recently, with the increased dust in the neighborhood due to construction operations, many residents have expressed interest in having additional testing performed to determine if any residual contaminants may be present in the soil on the lots or in the airborne dust. Residents have requested that the City contract for testing to be performed.

After review and discussion with other agencies, staff requested a proposal from the firm of Acumen Industrial Hygiene, Inc. of San Francisco to perform air quality, soils dust, and soil sampling within the Crestmoor neighborhood. Acumen has particular expertise and experience in performing air quality testing, asbestos and hazardous materials testing and management. In discussion with Acumen, staff has prepared a scope of services to determine the presence of any potential airborne or in-situ contaminants in the neighborhood and address any environmental health issues. Specifically, the scope of work Acumen will perform includes:

- Perform peer review of the previous sampling and testing by Arcadis for all 38 destroyed home sites
- Collection of ambient air samples
- Establishment of dust monitoring stations and collection of dust samples for analysis.
- Laboratory testing of samples for heavy metals and asbestos
- Air monitoring for a two week period
- Soil sampling on the vacant lots and lots under construction
- Identification of other potential contaminants based upon air sample results

- Preparation of a final report detailing the findings
- Presentation of findings to the City and public

Acumen proposes to perform the proposed work for an estimated fee of \$48,700. The work will be performed on a time and materials basis not to exceed this amount.

Staff recommends that the City enter into a new contract with Acumen to perform the air quality and soil dust sampling. Time is of the essence as the rainy season is fast approaching and airborne sampling will be more difficult in the presence of moisture. Acumen is prepared to commence the work immediately upon authorization from the City.

**FISCAL IMPACT:**

The proposed budget for the Air Quality and Soils Dust Testing Services contract related to the Crestmoor neighborhood is \$48,700. The cost of this contract and construction work are being covered through the Trust Fund established by the City and funded by PG&E for work to rebuild the Crestmoor Neighborhood.

**ALTERNATIVES:**

1. Do not enter into a contract with Acumen to perform the air quality and soil dust testing.
2. Seek alternate proposals from other testing firms to provide the required services. This may result in potential project delay and extend the testing into the rainy season, which may impact the ability to get quality samples.
3. Do not perform additional air quality and soil sampling. Rely upon the previous testing that was performed in the neighborhood.

**RECOMMENDATION:**

Adopt Resolution Authorizing the City Manager to Execute a Contract with Acumen Industrial Hygiene, Inc. in an Amount Not to Exceed \$48,700 for Air Quality and Soils Dust Testing Services for the Crestmoor Neighborhood Reconstruction Project

**DISTRIBUTION:**

None

**ATTACHMENTS:**

1. Resolutions
2. Attachment 1 – Cleanup Goals for Glenview Fire, Arcadis, Inc.

**DATE PREPARED:**

October 3, 2012

**REVIEWED BY:**

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